

# **STRATA PLAN EPS4147**

## **FINANCIAL STATEMENTS**

For the Four Month Period Ending December 31, 2020

(Unaudited)

**CAUTION TO READER** (Owner, Realtor, etc):

This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the Strata Council are cautioned that this statement may not necessarily be appropriate for their use.

PREPARED WITHOUT AUDIT.

Description	Year to Date
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ASSETS	
CURRENT ASSETS	
1400 Operating Bank Account	59,959.55
1401.11 GIC Investment #1	99,223.93
1401.12 GIC Investment #2	98,807.91
1401.14 GIC Investment #4	39,466.40
1401.15 GIC Investment #5	11,019.14
1401.16 GIC Investment #6	99,346.96
1401.22 Investment Savings Account #1	14,200.12
1402 Contingency Bank Account	76,939.44
1403 Special Levy Bank Account	3,667.55
1409 Transit Passes Account	33,647.75
1410 Accounts Receivable	11,374.68
1417 Insurance Receivable	6,176.10
1440 Prepaid Insurance	4,148.72
1460.1 Inventory - Remotes	3,784.99
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TOTAL CURRENT ASSETS	561,763.24
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TOTAL ASSETS	561,763.24
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LIABILITIES & MEMBERSHIP FUNDS	
LIABILITIES	
CURRENT LIABILITIES	
3810 Accounts Payable Control	83,449.56
3811 Accrued Liabilities	406.83
3813 Accounts Payable Sundry	750.00
3850 Unearned Revenue	7,623.30
3860 Transit Passes Liability	34,568.01
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TOTAL CURRENT LIABILITIES	126,797.70
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TOTAL LIABILITIES	126,797.70
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MEMBERSHIP FUNDS	
Contingency Reserve Fund	438,083.64
Special Levy Fund	3,667.55
5936 Prior Year Surplus (Deficit)	877.13
5999 Current Surplus (Deficit)	(7,662.78)
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TOTAL MEMBERSHIP FUNDS	434,965.54
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TOTAL LIABILITIES & MEMBERSHIP FUNDS	561,763.24
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Description	Year to Date
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CONTINGENCY RESERVE FUND	
5600 CRF - Opening Balance	437,014.03
5610 CRF - Current Yr Contribution	42,815.00
5620.2 CRF W/D-Prior Yr Operating Defic	(43,076.27)
5630 CRF - Current Yr Interest	1,330.88
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TOTAL CONTINGENCY RESERVE FUND	438,083.64
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SPECIAL LEVY FUND	
5640 Special Levy Fund - Opening Balanc	3,659.59
5643 Special Levy Fund - Current Yr Int	7.96
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TOTAL SPECIAL LEVY FUND	3,667.55
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Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
REVENUE					
143,267	143,267	6100 Strata Fees	573,070	573,070	1,719,209
600	750	6255 Late Payment/Bylaw Fines	2,450	3,000	9,000
800	625	6267 Move In/Out Fees	4,200	2,500	7,500
350	167	6268 Miscellaneous Income	1,754	667	2,000
0	83	6273 Access Cards/Transmitters	276	333	1,000
-----	-----	TOTAL REVENUE	-----	-----	-----
145,017	144,892		581,749	579,570	1,738,709
OPERATING EXPENSES					
2,628	2,628	7341 Fitness Club Contribution	10,511	10,511	31,533
24,227	24,083	Contractor/Payroll	89,662	96,333	289,000
29,570	36,281	7500 Insurance	116,372	145,124	435,371
65,114	44,208	Maintenance	219,939	176,833	530,500
6,880	6,880	7810 Management Fees	27,518	27,520	82,560
111	833	7820 Administration	4,576	3,333	10,000
394	350	7825 Audit Fees	394	1,400	4,200
23,729	18,925	Utilities	77,624	75,700	227,100
-----	-----	TOTAL OPERATING EXPENSES	-----	-----	-----
152,652	134,189		546,597	536,755	1,610,264
10,704	10,704	7860 Contingency Reserve Fund Transfer	42,815	42,815	128,445
-----	-----	TOTAL EXPENSES AND TRANSFERS	-----	-----	-----
163,356	144,892		589,412	579,570	1,738,709
-----	-----	SURPLUS (DEFICIT)	-----	-----	-----
(18,339)	0		(7,663)	0	0

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
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		CONTRACTOR/PAYROLL			
12,872	12,250	7425 Concierge	49,976	49,000	147,000
5,145	5,750	7427 Building Supervisor	15,225	23,000	69,000
6,211	6,083	7429 Security Patrol	24,461	24,333	73,000
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24,227	24,083	TOTAL CONTRACTOR/PAYROLL	89,662	96,333	289,000
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MAINTENANCE					
12,510	8,333	7711 General Building R & M	36,365	33,333	100,000
0	417	7715 Powerwashing	0	1,667	5,000
218	333	7717 Garage Door	3,738	1,333	4,000
0	1,400	7718 Window Cleaning	16,748	5,600	16,800
1,855	2,250	7719 Landscaping	7,894	9,000	27,000
0	333	7720 Snow Removal	0	1,333	4,000
0	333	7729 Emergency Generator	362	1,333	4,000
0	708	7736 Dryer Vent R & M	9,034	2,833	8,500
0	2,083	7749 Drainage R&M	0	8,333	25,000
20,997	11,250	7751 HVAC R & M	62,685	45,000	135,000
2,414	2,083	7755 Elevator	8,538	8,333	25,000
11,748	1,333	7770 Fire & Safety Equipment R & M	13,488	5,333	16,000
1,006	1,000	7776 Supplies	3,090	4,000	12,000
2,012	2,017	7777 Lights & Ballasts	8,047	8,067	24,200
8,504	6,417	7785 Common Area Cleaning	35,817	25,667	77,000
3,848	3,917	7788 Waste Removal	14,133	15,667	47,000
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65,114	44,208	TOTAL MAINTENANCE	219,939	176,833	530,500
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UTILITIES					
8,881	11,667	7915 Hydro Expense	40,524	46,667	140,000
14,561	6,917	7917 Gas Expense	35,666	27,667	83,000
287	342	7925 Intercom	1,435	1,367	4,100
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23,729	18,925	TOTAL UTILITIES	77,624	75,700	227,100
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